

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Engineering

Member: Tim Welch
Engineering Design Mgr.
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Project Name: Florida Power & Light Co. (FPL)/
Verena Substation
1401 N.E. 13 Avenue

Case #: 118-R-02

Date: 9/19/02

Comments:

1. No survey was submitted for this project.
2. The engineer has apparently used an incorrect street reference. Please review these plans and confirm whether the street east of the project should be called N.E. 13 Avenue.
3. A five (5) foot wide public sidewalk is required around the perimeter of this project (within the public right of way).
4. Additional comments may be provided upon submittal of the survey.

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Division: Fire

Member: Albert Weber
954-828-5875

Project Name: Florida Power & Light Co. (FPL)/
Verena Substation

Case #: 118-R-02

Date: 9/19/02

Comments:

No comments.

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Division: Info. Systems

Member: Mark Pallans (GRG)
828-5790

Project Name: Florida Power & Light Co. (FPL)/
Verena Substation

Case #: 118-R-02

Date: 9/19/02

Comments:

No apparent interference will result from this plan at this time.

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Division: Landscape

Member: Dave Gennaro
828-5200

Project Name: Florida Power & Light Co. (FPL)/
Verena Substation

Case #: 118-R-02

Date: 9/19/02

Comments:

1. Add calculations to the Landscape Plan to verify that the “net lot area” requirement for trees are met. Note that no more than ½ of the required trees or palms can be in the same genus. Also, palms must have at least 8’ of trunk ht. to meet min. Code requirements.
2. Add rain sensor requirement to irrigation note.
3. Verify that all existing trees and palms in the area of the new construction are referenced. List any to be removed as to species and size. “Equivalent replacement” requirements may apply.
4. Provide the calculations that show that where a fence is adjacent to a street there must be “continuous planting”, to include the requirement that there be 1 tree(which may be standard or flowering) for every 20’ or fraction thereof. Additional planting may be required.
5. Make sure any utilities (such as overhead powerlines) that would affect proposed planting are shown on the Landscape Plan.

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Division: Planning

Member: Chris Barton
828-5849

Project Name: Florida Power & Light Co. (FPL)/
Verena Substation

Case #: 118-R-02

Date: 9/19/02

Comments:

The proposal is for screening and landscape improvements for an existing electrical substation located on a 0.951 acre site in the B-3 zoning district. The application is being reviewed as a Public Purpose Use under the provisions of ULDR Section 47-18.26 which allows that publicly owned structures may be permitted in any zoning district and that requested relief from certain zoning requirements may be approved by the City Commission.

1. The proposal is located within the B-3 Zoning District. Site plan approval under the provisions of ULDR Section 47-18.26 are subject to Planning and Zoning Board review and recommendation which shall then be forwarded to the City Commission and approved as an Ordinance with two Public Hearings.
2. The applicant is requesting relief from the uses permitted within the B-3 District which does not permit the existing electrical substation. Please verify that this is the only provision from which relief is being requested. The dimensional and site requirements for this proposal are as stated in ULDR Sections 47-6.13 and .20.
3. Discuss uses permitted within the B-3 district and revise the text Justification Statement to provide additional information as to the anticipated service area of the proposed facility and revisions to the service areas of existing facilities.
4. Provide lighting fixture and pole details (height, type, shield et. al.) for all exterior lights both within and outside the proposed walled enclosure.
5. The parking requirement has been determined to be most like that for a telecommunications tower facility as per ULDR Section 47-18.11. Show on the site and landscape plans the location and limits of the required single parking space within the fenced enclosure. Discuss with Zoning Rep.

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6. Indicate adjacent building outlines and those immediately across any public right of way on the site plan and in all elevations. Indicate the use and approximate height of each adjacent structure shown.
7. Indicate on the site and landscape plans, all enclosed buildings and all proposed signage on site and provide details.
8. Label and show all colors of existing or proposed structures on the elevations prior to submittal to the Planning and Zoning Board.
9. Provide elevations for the north and west facades, and label all elevations correctly.
10. Provide a copy of the most current recorded plat for the proposed site. Applicant may provide documentation verifying that the site does not require amendments to the plat by a verification letter from Broward Co. Planning Council, et. al.
11. Response to all comments shall be provided within 60 calendar days or project may be subject to additional DRC review.

Additional comments may be forthcoming at DRC meeting.

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Division: Police

Member: Det. Caryn Cleary-
Robitaille
(954) 828-6419

Project Name: Florida Power & Light Co. (FPL)/
Verena Substation

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Date: 9/19/02

Comments:

Substation should be under a CCTV system that is recorded and monitored from a central, remote location. 24 hour videos should be stored for at least 30 days, in case follow- up is needed.

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Division: Zoning

Member: Terry Burgess
(954) 828-5913

Project Name: Florida Power & Light Co. (FPL)/
Verena Substation

Case #: 118-R-02

Date: 9/19/02

Comments:

1. The proposed improvements to the existing non-conforming use, is prohibited pursuant to section 47-3.1. Public purpose provisions of section 47-18.26 may be reviewed and approved by the Planning and Zoning Board and City Commission.
2. Provide a narrative outlining the why consideration of approval as a Public Purpose is required for this development site. Include a point by point description pursuant to section 47-18.26.C.1-11.